

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
DRC Copy**

**Phil DiPierro**

2010-0017  
Application I. D. Number

7/2/2010  
Application Date

**Hight Michale P &**  
Applicant

**114 Frost St , Portland, ME 04103**  
Applicant's Mailing Address

**Dwight Brackett**  
Consultant/Agent

**Agent Ph: (207)772-8629      Agent Fax:**  
Applicant or Agent Daytime Telephone, Fax

**Single Family Home split lot**  
Project Name/Description

**114 - 114 Frost St, Portland, Maine**  
Address of Proposed Site  
**195 C005001**  
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building    Building Addition    Change Of Use    Residential    Office    Retail  
 Manufacturing    Warehouse/Distribution    Parking Lot    Apt 0    Condo 0    Other (specify) \_\_\_\_\_  
0

Proposed Building square Feet or # of Units	Acreage of Site	Proposed Total Disturbed Area of the Site	Zoning
---	-----------------	---	--------

**Check Review Required:**

- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> Site Plan (major/minor)          | <input type="checkbox"/> Zoning Conditional - PB  | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> Design Review         |
| <input type="checkbox"/> Amendment to Plan - Board Review | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland                   | <input type="checkbox"/> Historic Preservation |
| <input type="checkbox"/> Amendment to Plan - Staff Review | <input type="checkbox"/> Zoning Variance          | <input type="checkbox"/> Flood Hazard                | <input type="checkbox"/> Site Location         |
| <input type="checkbox"/> After the Fact - Major           | <input type="checkbox"/> Stormwater               | <input type="checkbox"/> Traffic Movement            | <input type="checkbox"/> Housing Replacement   |
| <input type="checkbox"/> After the Fact - Minor           | <input type="checkbox"/> PAD Review               | <input type="checkbox"/> 14-403 Streets Review       | <input type="checkbox"/> Other _____           |

Fees Paid:    Site Plan \$50.00    Subdivision \_\_\_\_\_    Engineer Review \$250.00    Date 7/2/2010

**DRC Approval Status:**

Reviewer Phil DiPierro

- Approved       Approved w/Conditions See Attached       Denied

Approval Date 7/16/10      Approval Expiration \_\_\_\_\_      Extension to \_\_\_\_\_       Additional Sheets Attached

Condition Compliance \_\_\_\_\_      signature \_\_\_\_\_      date \_\_\_\_\_

**Performance Guarantee**       Required\*       Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input checked="" type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input checked="" type="checkbox"/> Performance Guarantee Released	_____	_____	_____
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input checked="" type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

---

---

## MEMORANDUM

---

---

**To:** FILE

**From:** Philip DiPierro

**Dept:** DRC

**Subject:** Application ID: 2010-0017

**Date:** 7/16/2010

---

see conditions.

### Approval Conditions of DRC

- 1 All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

---

- 2 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

---

- 3 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

---

- 4 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.

---

- 5 A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

---

- 6 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)

---

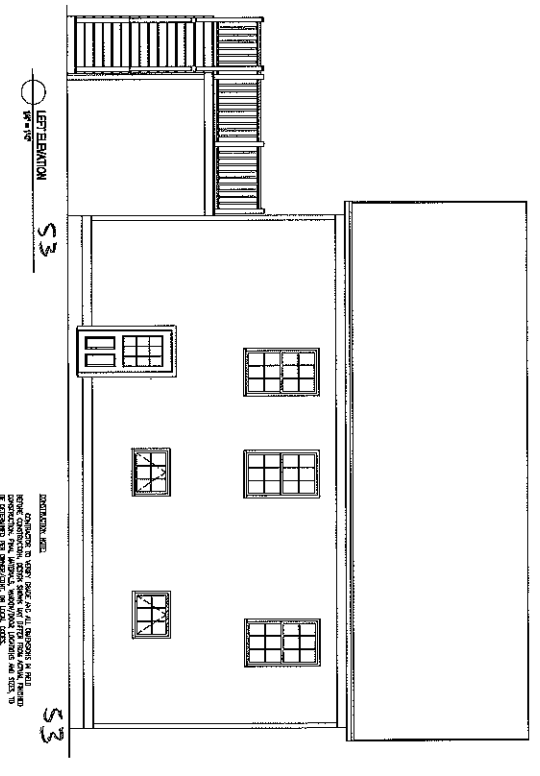
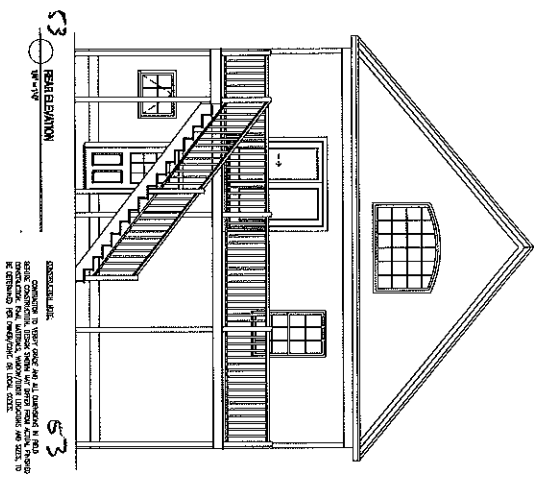
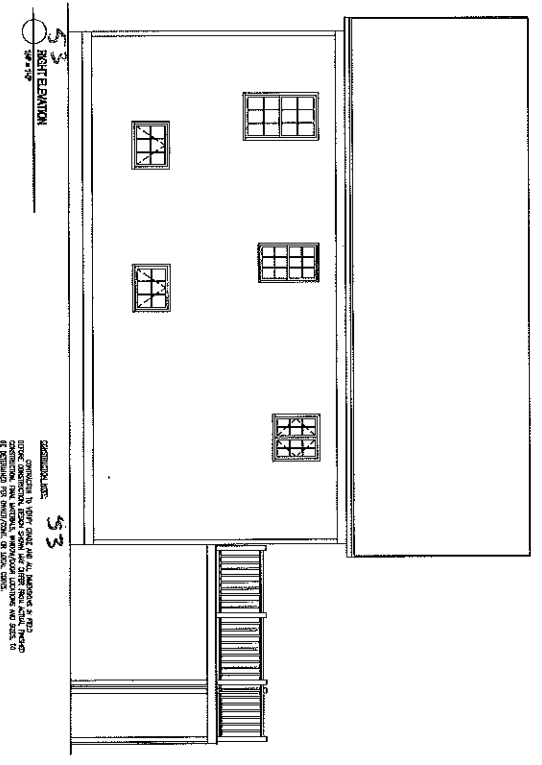
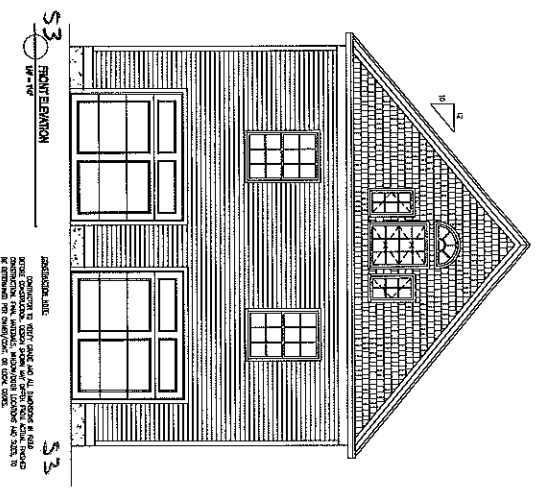
- 7 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

---

- 8 Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.

*around the North, South, & Eastern boundaries where  
Soil disturbance occurs,*

14 Forest St



THIS INFORMATION IS PROVIDED TO OUR CUSTOMERS AS A SERVICE OF HANCOCK LUMBER. CUSTOMERS SHOULD APPROPRIATELY, HOWEVER, THAT THIS INFORMATION IS NOT THE WORK PRODUCT OF ANY ARCHITECT. NEITHER HANCOCK LUMBER NOR ANY OF ITS EMPLOYEES ARE REGISTERED ARCHITECTS NEITHER THE STATE OF MAINE AND CUSTOMERS MAY WISH TO CONSULT WITH AN ARCHITECT BEFORE TAKING FINAL ACTION WITH REGARD TO ANY BUILDING OR STRUCTURE. CUSTOMERS SHOULD ALSO APPROPRIATE THAT, BY PROVIDING CUSTOMERS WITH THIS INFORMATION, HANCOCK LUMBER DOES NOT GUARANTEE THE SOUNDNESS OR SUITABILITY OF THE INFORMATION FOR ANY PURPOSE OF THE CUSTOMER.

**PROPOSED ELEVATIONS  
HIGHT, GARAGE/APARTMENT  
PORTLAND, ME**



Revisions:	
NO.	DESCRIPTION

Date: 05/20/10  
 Scale: 1/4" = 1'-0"  
 Drawn By: JML  
 Project: 080200  
 Street Number:  
 1 of 3



# PORTLAND, MAINE

*Strengthening a Remarkable City, Building a Community for Life*  
[www.portlandmaine.gov](http://www.portlandmaine.gov)

Planning and Urban Development  
Penny St. Louis, Director


Planning Division  
Alexander Jaegerman, Director

**TO:** Ellen Sanborn, Finance Department  
**FROM:** Alexander Jaegerman, Planning Division Director  
**DATE:** May 16, 2011  
**SUBJECT:** Request for Release of Performance Guarantee  
Hight Single Family Home, 114 Frost Street  
(ID # 2010-0017                      Lead CBL # 195 C 005001)

Please release the Performance Guarantee, City Escrow Account # 710-0000-233.92-04 for the Hight Single Family Home Project at 114 Frost Street.

Remaining Balance      \$250.00

**Approved:**

  
\_\_\_\_\_  
Alexander Jaegerman  
Planning Division Director

cc: Barbara Barhydt, Development Review Services Manager  
Philip DiPierro, Development Review Coordinator

389 Congress Street, Portland, Maine 04101-3509    Ph (207)874-8721 or 874-8719    Fx 756-8258    TTY 874-8936

Memorandum  
Department of Planning and Development  
Planning Division

---



TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: May 16, 2011

RE: C. of O. for # 114 Frost Street, Hight Single Family Home  
(Id#2010-0017) (CBL 195 C 005001)

---

After visiting the site, I have the following comments:

Site work complete:

**At this time, I recommend issuing a permanent Certificate of Occupancy.**

Cc: Inspection Services Manager  
File: Barbara Barhydt, Development Review Services Manager  
File: Urban Insight

Memorandum  
Department of Planning and Development  
Planning Division

---



TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: December 20, 2010

RE: C. of O. for # 114 Frost Street, Hight Single Family Home  
(Id#2010-0017) (CBL 195 C 005001)

---

After visiting the site, I have the following comments:

Site work incomplete:

1. Installation of one street tree,
2. Seeding of all disturbed areas.

I anticipate this work can be completed by **June 1, 2011**.

At this time, **I recommend issuing a temporary Certificate of Occupancy.**

Cc: Inspection Services Manager  
File: Barbara Barhydt, Development Review Services Manager  
File: Urban Insight

**Philip DiPierro - Certificate of Occupancy/Final Scheduled. Property Addr: 114  
FROST ST Parcel ID: 195 C005001 Dist: 3**

---

**From:** Lannie Dobson  
**To:** C of O  
**Date:** 11/30/2010 11:18 AM  
**Subject:** Certificate of Occupancy/Final Scheduled. Property Addr: 114 FROST ST Parcel ID: 195 C005001  
Dist: 3

---

Date: 12/17/2010 Time: 6:00:00 AM

Note: Michael 233-8118 Property Addr: 114 FROST ST Parcel ID: 195 C005001

Application Type: Prmt  
Application ID: 100801

Contact:  
Phone1: Phone2:

Owner Name: HIGHT MICHALE P &  
Owner Addr: 114 FROST ST  
PORTLAND, ME 04103